

**Honorable City Planning Commission  
Cincinnati, Ohio**

May 20, 2005

**SUBJECT:** A report and recommendation on Interim Development Control (IDC) district #60 in Hyde Park.

**BACKGROUND**

The City of Cincinnati adopted a Zoning Code last year that established new zoning designations. The new RMX zoning designation for the area, which is near the intersection of Observatory and Michigan Avenues in Hyde Park, was controversial. Council established IDC #60 to protect the area from adverse development while a zoning study was performed to determine the highest and best use of the properties within the IDC (see map, attached).

**DESCRIPTION:**

IDC #60 was extended for a period of six months on February 13, 2005 to allow time for the completion of the zoning study. The study determined that the RMX designation was too dense for the single and two family structures along Observatory Avenue. On May 6, 2005, the City Planning Commission approved text changes to the RMX zoning designation that limited the density of the district. Many residents as well as the Hyde Park Neighborhood Council supported the change. Unless extended, IDC #60 will expire on August 13, 2005.

**CONCLUSION:**

The text changes that were approved by City Planning Commission to the RMX zoning designation reflected residents concerns by limiting the density of the district. IDC #60 should be permitted to expire on August 13, 2005 and not be extended.

**RECOMMENDATION:**

The Community Development and Planning Department staff recommends that the City Planning Commission take the following action:

Approve the staff recommendation and permit IDC #60 to expire on August 13, 2005

APPROVED:

Respectfully submitted,

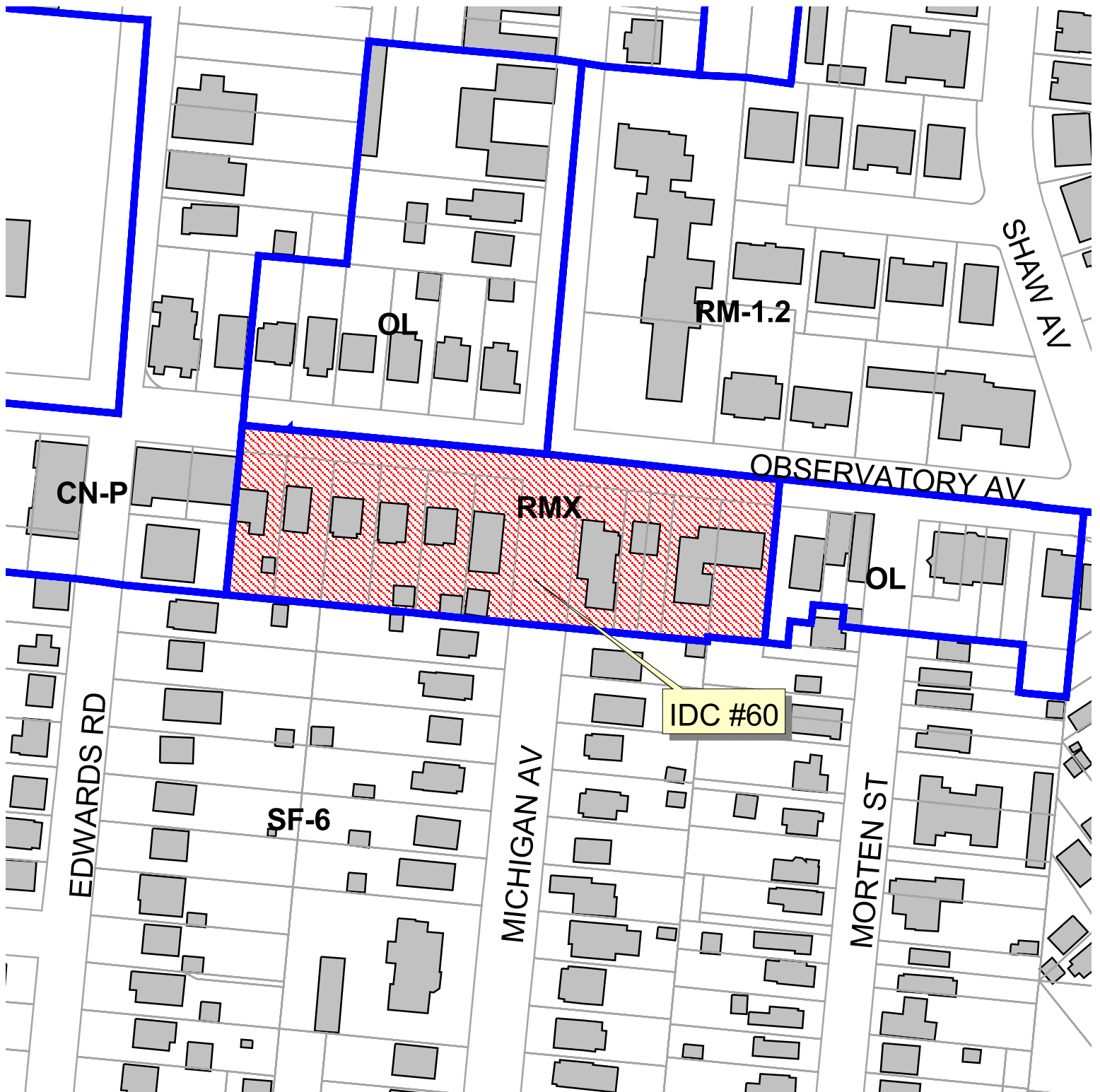
Margaret Wuerstle, Chief Planner  
Community Development and Planning Department

Jennifer Walke  
City Planner

MAW:JKW

Attachment

1. Map of IDC #60



### Zoning Study for IDC #60 in Hyde Park

From: RMX (Residential Mixed)  
To: RMX (Residential Mixed-with adopted text)

- Parcel Polygons
- Buildings
- IDC's
- Zoning

200 0 200 400 Feet

